131.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,013,500	/	1,013,500
USE VALUE:	1,013,500	/	1,013,500
ASSESSED:	1,013,500	/	1,013,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CEBELENSKI CHRISTOPHER
Owner 2:	GARDEN LAURIE R
Owner 3:	
Street 1:	21 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1965, having primarily Wood Shingle Exterior and 2270 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8400.000	408,700		604,800	1,013,500
Total Card	0.193	408,700		604,800	1,013,500
Total Parcel	0.193	408,700		604,800	1,013,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.57 | /Parcel: 446.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 84376
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

!10246!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	408,700	0	8,400.	604,800	1,013,500		Year end	12/23/2021
2021	101	FV	397,500	0	8,400.	604,800	1,002,300		Year End Roll	12/10/2020
2020	101	FV	397,300	0	8,400.	604,800	1,002,100	1,002,100	Year End Roll	12/18/2019
2019	101	FV	304,800	0	8,400.	638,400	943,200	943,200	Year End Roll	1/3/2019
2018	101	FV	300,200	0	8,400.	470,400	770,600	770,600	Year End Roll	12/20/2017
2017	101	FV	300,200	0	8,400.	450,200	750,400	750,400	Year End Roll	1/3/2017
2016	101	FV	300,200	0	8,400.	416,600	716,800	716,800	Year End	1/4/2016
2015	101	FV	300,800	0	8,400.	349,400	650,200	650,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:22:10

LAST REV

Date	Time
05/15/18	11:09:22
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10246

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TEITELL LEWIS M	28651-238		6/1/1998		354,150	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2005	679	Wood Dec	21,637			G7	GR FY07	REBLD EXSTG WD DEC
5/15/1995	265		20,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
2/10/2009	Measured	163	PATRIOT
12/22/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	243	PATRIOT
8/14/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84376
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8400		Sq. Ft.	Site		0	90.	0.80	10									604,800						604,800	

Total AC/HA:	0.19284	Total SF/SM:	8400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	604,800	Spl Credit		Total:	604,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21059799
Const Adj.:	1.01504993
Adj $ / SQ:	172.034
Other Features:	101000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592355
Depreciation:	183630
Depreciated Total:	408725

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

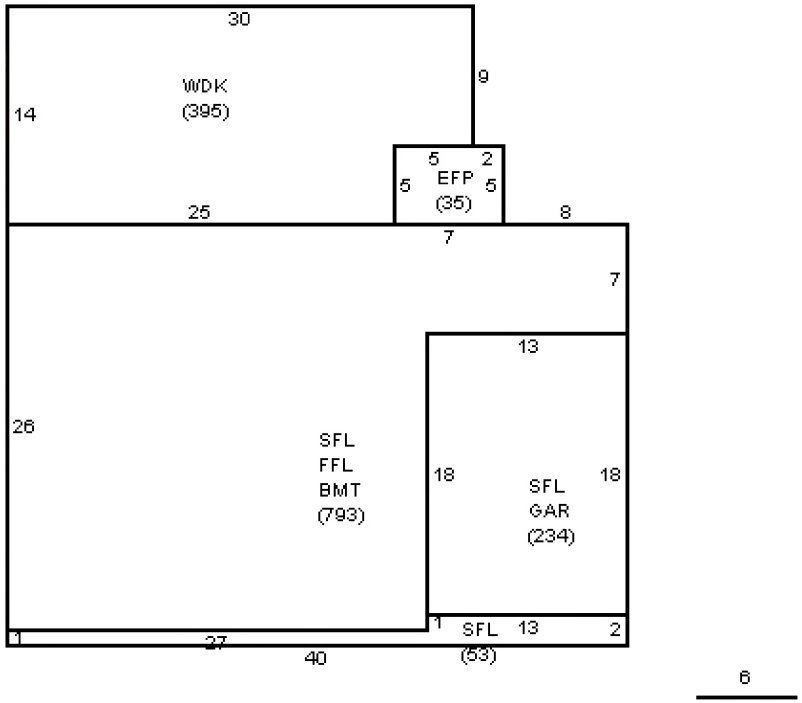
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	208.16
Special Features:	0	Val/Su Net:	122.73
Final Total:	408700	Val/Su SzAd	218.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	172.030	185,797
BMT	Basement	793	68.380	54,228
FFL	First Floor	793	172.030	136,423
WDK	Deck	395	8.660	3,421
GAR	Garage	234	26.070	6,100
EFP	Enclos Porch	35	73.690	2,579

Net Sketched Area:	3,330	Total:	388,548

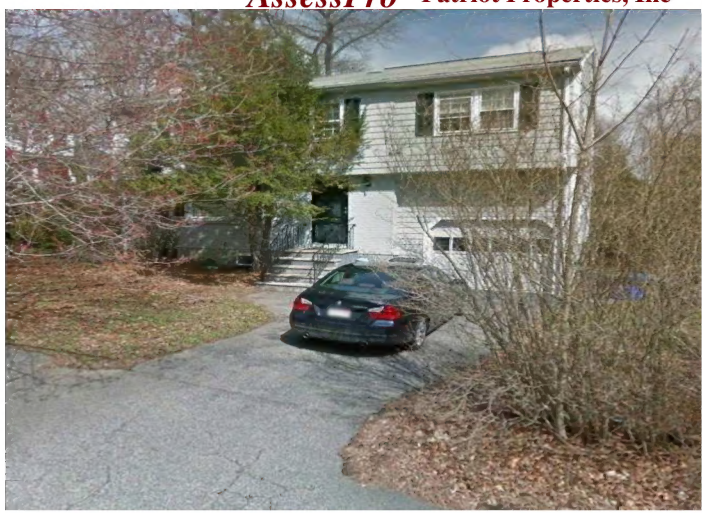
Size Ad	1873	Gross Area	3330	FinArea	2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	